

## ZONING AND ADJUSTMENT BOARD

October 20, 2003

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, October 20, 2003 at 6:30 P.M. with the following members present: Chairman Larry Story, Dave Pierazek, Todd Brown, Frank Topping, Dossie Singleton, Dale Nichols, Evan Merritt, Lamar Parker and Mark Caruthers. Rusty Mask, Richard Bradley, and Rodney Caruthers were absent. Terry Neal, Board Attorney, and Aimee Webb, Board Secretary, and Roberta Rogers, Director of Planning & Development, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Brown made a motion to approve the minutes from the ZAB Meeting on October 6, 2003. Mr. Nichols seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

SS2003-0002

James P. Anderson, Jr.

Michael Springstead, Springstead Engineering and representative for the applicant, was present and requesting a small-scale comprehensive plan amendment on ten acres from Agricultural to Industrial. There were no objections from the audience. Mr. Springstead stated the applicant was proposing to do a stockyard for rocks. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested small-scale comprehensive plan amendment based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

R2003-0007

James P. Anderson, Jr.

Michael Springstead, Springstead Engineering and representative for the applicant, was present and requesting a rezoning on ten acres from A5 to ID and two acres from A5 to RR1C for a lineal transfer. There was one notice sent. Of the one notice sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the rezoning request to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Parker seconded the motion and the motion carried.

Mr. Bradley arrived at 6:37 p.m. after the vote on the above referenced case.

R2003-0008

**Mark & Beverley Williams**

Mark Williams was present and requesting a rezoning from A5 to RR1C on two acres MOL for a lineal transfer and RR5C on 8 acres MOL. There were eight notices sent. Of the eight notices sent, none were received in favor and none in objection. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

**R2003-0006****Larry & Janet Yest**

Larry and Janet Yest were present and requesting a rezoning from A5 to RR1C on five acres MOL for the purpose of a lineal transfer. There were eight notices sent. Of the eight notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

**T2003-0005****Lula Joy Hayes**

Joy Hayes was present and requesting a Temporary Use Permit for one year to allow an RV as a residence while the permanent residence is under construction. There were eight notices sent. Of the eight notices sent, two were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to approve the requested Temporary Use Permit based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

**R2003-0010****Frank & Jerri Pritchard**

C.L. Denkins, representative for the applicants, was present and requesting a rezoning from RR to CL on 1.36 acres MOL to bring the property into compliance with the Future Land Use Map. There were nine notices sent. Of the nine notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the amended motion and the motion carried.

**R2003-0011****Robert & Ireda Knight**

Steve Burns, representative for the applicants, was present and requesting a rezoning from R2C to R2M on .56 acres MOL to allow for a mobile home. There were seven notices sent. Of the seven notices sent, one was received in favor and one in objection. The letter of objection was read into the record. There were no objections from the

audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the amended motion and the motion carried.

#### R2003-0012

Elouise Wagoner

Steve Burns, representative for the applicants, was present and requesting a rezoning from R2C to R2M on .56 acres MOL to allow for a mobile home. There were six notices sent. Of the six notices sent, one was received in favor and one in objection. The letter of objection was read into the record. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Parker seconded the amended motion and the motion carried.

#### T2003-0008

John Raines, Trustee

John Raines was present and requesting a Temporary Use Permit for one year to allow a mobile home as a temporary dwelling while the permanent residence is repaired due to tornado damage. There were four notices sent. Of the four notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to approve the requested Temporary Use Permit based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

#### T2003-0009

Vester Hughes, Jr.

Leonard Northup, representative for the applicant, was present and requesting a Temporary Use Permit for two years to allow a mobile home as a temporary real estate sales office for parcels in a vested platted subdivision. There were nine notices sent. Of the nine notices sent, two were received in favor and one in objection. The letter of objection was read into the record. There was one objection from the audience: Robert DeLong. Mr. DeLong stated he did not want the mobile home in the subdivision because of deed restrictions for conventional homes only. There were no further questions or discussion from the Board. Mr. Nichols made a motion to approve the requested Temporary Use Permit based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

#### S2003-0001

Kevin Seigny

Ivan Netter and David Abrams, representative for the applicants, were present and requested that Jamie Senatore, architect for the proposed project, present the case. Mr. Senatore requested a Major Special Use Permit for a synagogue. There were five notices sent. Of the five notices sent, none were received in favor and none in objection. However, an unbiased letter was submitted and read into the record. There were no

objections from the audience. Mr. Nichols questioned staff's recommendation due to the traffic generation and the subject property being located in a residential area. Mrs. Rogers stated the limited amount of traffic generated would be on Friday nights at off-peak hours. Mr. Senatore stated the congregation proposed to have meetings during the week and Friday night worship services. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested Special Use Permit based on the information provided in the staff report, the verification of the traffic impact, and the site plan submitted. Mr. Bradley seconded the motion and the motion carried with Mr. Brown and Mr. Nichols voting nay.

#### DRI2003-2

##### The Villages of Lake-Sumter

Jack Sullivan, representative for the applicants, was present and requesting approval for a transmittal of a large scale comprehensive plan amendment from Agricultural, High Density Residential, and Commercial to Mixed Use, inclusion of the subject property in the Urban Development Area, and amendment of The Tri-County Villages sector plan to the Florida Department of Community Affairs. There were no objections from the audience. Mr. Sullivan stated the approved DRI allocated commercial uses in which the Villages have not yet utilized. Mr. Sullivan stated the applicants were proposing 95,000 sq ft of retail space and 59,000 sq ft for offices. Mr. Sullivan stated the environmental studies had been done and concluded there were no wetlands and no listed species. Mr. Sullivan stated there was one historical house on the subject property, which an application had been submitted to the State of Florida for preservation instructions. Mr. Sullivan explained the traffic study results concluded no additional peak hour trips would be generated to the subject property and water and sewer services would be provided. Mrs. Rogers stated the traffic would be created within the Villages, as the proposed project would be connected to the existing development. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend transmittal approval for the requested application to the Board of Sumter County Commissioners based on the information provided by staff. Mr. Bradley seconded the motion and the motion carried.

Mr. Nichols made a motion to adjourn the meeting. Mr. Caruthers seconded the motion and the motion carried.

The meeting adjourned at 7:23 p.m.

---

Chairman  
Zoning & Adjustment Board